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Doc#: 1436422008 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/30/2014 08:34 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
LLC to LLC

MAIL TO:
Michael Roberts
Attorney at Law
55 W. Monroe Street, Ste. 1700
Chicago, Illinois 60603

SEND SUBSEQUENT BILLS TO:
7038 S Chappell LLC
55 W. Monroe Street, Ste. 1700
Chicago, Illinois 60603

ST 5149918
12/1

THE GRANTOR, KA1, LLC, an Illinois Limited Liability Company, a company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the state of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to 7038 S CHAPPEL, LLC, an Illinois Limited Liability Company, 7038 S. Chappel Avenue, Chicago, Illinois 60649, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2014 and thereafter

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 20-24-421-018-0000

Address(es) of Real Estate: 7038 S. Chappel Avenue, Chicago, Illinois 60649

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this

24th day of December, 2014

KA1, LLC, an Illinois Limited Liability Company
By:

David V. Kahn, Manager

REAL ESTATE TRANSFER TAX		30-Dec-2014
	COUNTY:	345.00
	ILLINOIS:	690.00
	TOTAL:	1,035.00

REAL ESTATE TRANSFER TAX		30-Dec-2014
	CHICAGO:	5,175.00
	CTA:	2,070.00
	TOTAL:	7,245.00

20-24-421-018-0000 | 20141201654065 | 2-133-604-992

20-24-421-018-0000 | 20141201654065 | 1-575-500-416

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STATE OF ILLINOIS, COUNTY OF

COOK

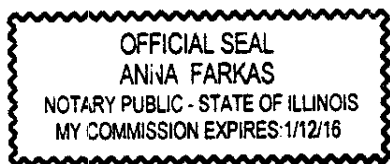
ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **David V. Kahn** is personally known to me to be the Manager of **KA1, LLC, an Illinois Limited Liability Company**, is personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this

24th

day of

December, 20 14.

Anina Farkas (Notary Public)

Prepared by:

Stuart Swanson
Cutler & Associates, LTD.
4131 Main Street
Skokie, Illinois 60076

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Exhibit "A" – Legal Description

THE NORTH 40 FEET OF LOT 15, ALL OF LOT 16 AND THE SOUTH 35 FEET OF LOT 17 IN BLOCK 1 IN COMMISSIONERS PARTITION BEING A SUBDIVISION OF SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

Property of Cook County Clerk's Office